



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 09/05/00

AGENDA ITEM 9

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 6373 - West Coast Home Builders, Inc. (Subdividers/Owners)
- Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept a portion of Garin Avenue into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On November 25, 1997, the City Council approved Tentative Map Tract 6373 for development of 19 single-family homes on land owned by Al Wiemken north of Garin Avenue.

Since the subdivision is within the Garin Reservoir Water Assessment District (LID#16), the developer has submitted a Segregation of Assessment Diagram to redistribute the assessments to each of the newly formed lots. The developer also will deposit \$59,341.25 prior to recordation, which will reimburse some of the water installation costs being assessed to other property owners in LID#16. The deposit is required because this subdivision has four lots more that were anticipated when LID#16 was originally formed. In addition, the developer has deposited \$25,000 towards the improvement of the Briergate Way drainage basins. A Fuel Management Plan has also been reviewed and approved by the Fire Department.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$713,962.00 and an equal amount for labor and materials.

Prepared by:



Daniel R. Garcia, P.E., REA
Development Review Services Engineer

Recommended by :



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments :

Area Map

Draft Resolution

8.29.00

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION APPROVING FINAL TRACT MAP 6373 -
WEST COAST HOME BUILDERS , INC. (Subdividers/Owners),
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING A
PORTION OF GARIN AVENUE INTO THE CITY STREET
SYSTEM

WHEREAS, there has been presented to the City Council of the City of
Hayward a final map for Tract 6373 - West Coast Home Builders, Inc. (Subdividers/Owners)
for development of 19 single-family residences located north of Garin Avenue; and

WHEREAS, the Director of Community and Economic Development and
Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of
Hayward does hereby find that the final map for Tract 6373 is in substantial conformance with
the tentative map and the conditions of approval thereof, and does hereby approve the final
map.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for
and on behalf of the City of Hayward to execute a subdivision agreement in a form approved
by the City Attorney, and to execute any and all documents necessary to complete the transfer
of those portions of Tract 6373 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain
streets into the street system of the City of Hayward upon certification by the Director of
Public Works of satisfactory completion of the street improvements in substantial conformance
with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2000

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward